



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, SEPTEMBER 12, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Hayden Beckman, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2007-004 (STS. SIMON & JUDE CHURCH FESTIVAL)

APPLICANT: Jim Parker

REQUEST: To permit an annual church festival for three days during the month of October for a five year period (2007-2011). The event will include live entertainment, food and alcohol sales, crafts, games, and carnival rides.

LOCATION: 20444 Magnolia Street, 92646 (northeast corner of Indianapolis Avenue and Magnolia Street – Sts. Simon & Jude Church)

PROJECT PLANNER: Hayden Beckman

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.

HUNTINGTON BEACH

**OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Planning Aide
DATE: September 12, 2007

SUBJECT: **TEMPORARY USE PERMIT NO. 2007-004 (STS. SIMON & JUDE CHURCH FESTIVAL)**

LOCATION: 20444 Magnolia Street, 92646 (northeast corner of Indianapolis Avenue and Magnolia Street – Sts. Simon & Jude Church)

Applicant: Jim Parker, 20444 Magnolia Street, Huntington Beach, CA 92646

Property Owner: Roman Catholic Bishop of Orange, 20444 Magnolia Street, Huntington Beach, CA 92646

Request: To permit an annual church festival for three days during the month of October for a five year period (2007-2011). The event will includes live entertainment, food and alcohol sales, crafts, games, and carnival rides.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: RL (Residential Low Density)

General Plan: P-(RL) (Public-Underlying Residential Zone)

Existing Use: Church

RECOMMENDATION: Staff recommends approval with suggested findings and conditions of approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc. is exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 2007-004:

1. The proposed temporary use will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of Chapter 241. The event is temporary in nature, compatible with surrounding uses, and consistent with the following Land Use Policies:

LU 7.1 Accommodate the development of a balance of land uses that provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents.

LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

N 1.8.1 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods.

Temporary Use Permit 07-004 includes conditions of approval regulating the location of event facilities on site, the hours of general operation and entertainment

2. Approval of the application for an annual church festival for three days during the month of October for a five year period (2007-2011) will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. Temporary structures such as booths and rides will be removed upon completion of the event. The temporary festival will not alter any existing property in the area.

SUGGESTED CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 2007-004:

1. The site plan received and dated July 5, 2007 shall be the conceptually approved design.
2. Prior to the commencement of the festival, the following shall be completed:
 - a. The applicant shall obtain clearance from the Public Liability Claims Coordinator, Administrative Services Department, and/or shall provide a Certificate of Insurance and Hold Harmless Agreement to be executed at least five (5) days prior to the event.
 - b. Prior to operation of any equipment used in conjunction with the amusement rides, the City shall be in receipt of State Certification and permits showing inspection within a one (1) year period, stating that the rides meet all requirements of the State Industrial Safety Division.
 - c. The applicant shall request a Code Enforcement Section inspection of the site for compliance with conditions of approval prior to 10:00 AM on opening day.
 - d. During all church services and events, an announcement shall be made to parishioners requesting that they refrain from parking on neighborhood streets.

3. The use shall comply with the following:

- a. Hours of operation shall be consistent with the applicant's request:

	<u>OPEN</u>	<u>RIDES CLOSE</u>	<u>CLOSE FOOD/ BEVERAGES/GAMES</u>
Friday	5:00 PM	10:00 PM	11:00 PM
Saturday	12:00 PM	10:00 PM	11:00 PM
Sunday	12:00 PM	8:00 PM	9:00 PM

- b. A minimum of 10 days prior to the commencement of the festival, the applicant shall submit to the Planning Department an outline describing a security plan and implementation procedure during the event including the number of security staff, shift hours and staff responsibilities for review and approval by the Planning Department and Police Department.
- c. Beer and wine consumption shall be limited to an area for adults which shall be roped off and controlled by Church personnel.
- d. All machinery, except the refrigeration truck, shall be turned off between the hours of 10:00 PM and 8:00 AM.
- e. If a refrigeration truck is provided, it shall be placed as far away from the residential properties as possible to minimize noise.
- f. Use of amplifiers, speakers, musical instruments and playing of recorded music shall be limited to the tent area and shall be discontinued as of 10:00 PM each evening. Speakers shall not be directed toward any housing area.
- g. Breakdown of stands, equipment, apparatus and rides shall be prohibited after 10:00 PM and shall conform to the provisions of the Huntington Beach Municipal Code regarding noise.
- h. The applicant shall provide for clean-up of areas after the closing of the event. Clean-up of the site after 10:00 PM shall not include the use of any machinery or equipment that may disturb the residents in the area. All trash, debris and garbage, as well as special dumpsters, shall be removed from the site within two (2) days of closing of the event.
- i. The applicant shall provide professional clean-up crews to clear the adjacent streets of trash and debris each evening after the festival closes. Clean-up shall not commence prior to 7:00 AM each morning.
4. All Alcoholic Beverage Control requirements shall be met.
5. Sts. Simon & Jude Church personnel shall provide direction of traffic and on-site parking.
6. Church personnel shall monitor parking lots. When parking lots become full, a "lot full" sign shall be placed at the entrance to the parking lots.

7. In the event that there are any violations of the foregoing conditions or any violations of life safety codes, the festival activity may be terminated by any Police Officer, Fire Inspector or authorized personnel from the Department of Planning.
8. Requests for subsequent festival shall be made no later than sixty (60) days prior to the event, with review and public hearing by the Zoning Administrator. The Zoning Administrator shall review and evaluate past events for compliance with all conditions of approval and determine the need for new or modification of conditions of approval. The Zoning Administrator may approve, conditionally approve or deny such requests.
9. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing of any changes to the event. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the Huntington Beach Zoning and Subdivision Ordinance.
10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.